

OWNER'S STATEMENT:

We, the undersigned hereby state that we are the owners of, or have some right, title, or interest of record in the land shown on this map, and we consent to the making and filing of this map, in the Office of the County Recorder of Stanislaus County, California.

We also offer for dedication to the public for public use all the streets, avenues, roads, easements and other public places and dedications as shown within the exterior boundaries of the land being divided.

Dated this 24th day of JANUARY, 1994.

OWNER: ART N. BORNSTEIN and CHARLENE G. BORNSTEIN

Art N. Bornstein Charlene G. Bornstein
ART N. BORNSTEIN Charlene G. Bornstein
 PRINT NAME PRINT NAME

TRUSTEE: BENEFICIAL MANAGEMENT CORPORATION OF AMERICA, a Delaware corporation

Bruce Robinson James Robinson
BRUCE ROBINSON JAMES ROBINSON
 PRINT NAME PRINT NAME

STATE OF CALIFORNIA:

COUNTY OF ~~STANISLAUS~~: SONOMA

On January 24, 1994 before me, Lynne Foley, a Notary Public, personally appeared Art N. Bornstein and Charlene G. Bornstein

☐ personally known to me ☒ or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

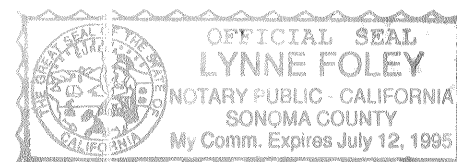
WITNESS my hand.

Lynne Foley, Notary Public

Print Name: Lynne Foley

Commission Expires: July 12, 1995

Principal Office Location (County): Sonoma



STATE OF CALIFORNIA:

COUNTY OF STANISLAUS:

On Dec 27, 1994 before me, N. K. Ray, a Notary Public, personally appeared Bruce Robinson

☒ personally known to me ☐ or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

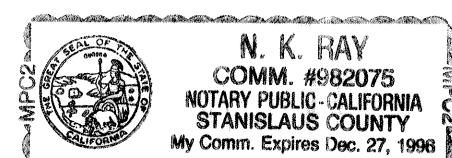
WITNESS my hand.

N. K. Ray, Notary Public

Print Name: NK Ray

Commission Expires: Dec 27, 1996

Principal Office Location (County): STANISLAUS



CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE:

This is to certify that the owners of the property shown on the accompanying map have filed with the Board of Supervisors: (Check one)

☐ A. A bond or deposit approved by said Board to secure the payment of taxes and special assessments collected as taxes, which are at the time of filing this map, a lien against said property or any part thereof.

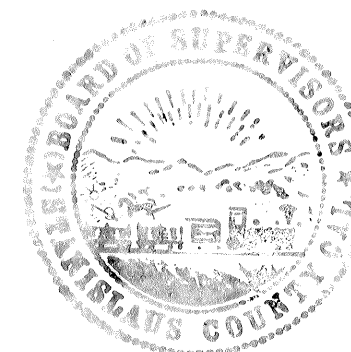
☒ B. Receipted tax bill or bills or such other evidence as may be required by said Board showing full payment of all applicable taxes

Dated this 28 day of January, 1994.

REAGAN M. WILSON
 Clerk of the Board of Supervisors.

By: Linda Britton, Deputy.

Linda Britton
 Print Name



TAX COLLECTOR'S CERTIFICATE:

This is to certify that there are no liens for any unpaid State, County, School, Municipal, or Irrigation taxes, or special assessments, except special assessments or taxes not yet payable against the land shown on this map.

As to State, County, School, or Municipal taxes:
 Dated this 28 day of January, 1994.

DON FAIRCHILD, County Tax Collector.

By: Don Dermond, Deputy.

Don Dermond
 Print Name

As to Irrigation taxes:

Dated this 18 day of January, 1994.

Don Dermond
 Tax Collector, Modesto Irrigation District

Don Dermond
 Print Name

ACCEPTANCE OF DEDICATIONS:

This is to certify that the streets, avenues, roads, easements, and other public places as shown within the exterior boundary of the land being divided are hereby accepted by the City of Modesto on behalf of the public for public uses. Said acceptance is made under authority of Modesto Municipal Code 4-4.503(g), adopted on April 13, 1993.

Dated this 8th day of February, 1994.

Van W. Switzer
 City Engineer

By: Frank R. Gillum R.C.E. No. 20263

Print Name Frank R Gillum Expires on: 9-30-97

PARCEL MAP

BEING A DIVISION OF LOT 11, AS SHOWN ON THE MAP OF SPENCER PLAZA AS FILED IN BOOK 33 OF MAPS, AT PAGE 10, STANISLAUS COUNTY RECORDS, AND LYING IN THE NORTHEAST QUARTER OF SECTION 31, T.3 S., R.9 E., M.D.B. & M.

CITY OF MODESTO, COUNTY OF STANISLAUS, CALIFORNIA

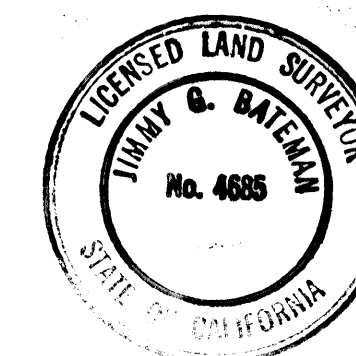
MID-VALLEY ENGINEERING
 900 "H" STREET-SUITE "G"
 MODESTO, CALIFORNIA 95354

SURVEYOR'S STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and Local Ordinance at the request of ART BORNSTEIN, in December, 1993. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

Dated this 4th day of February, 1994.

Jimmy G. Bateman
 JIMMY G. BATEMAN, L.S. 4685 Expiration Date: 9/30/95



CITY ENGINEER'S CERTIFICATE:

This is to certify that I have examined the accompanying final map, that the Subdivision is shown the same as it appeared on the tentative map, and any alterations thereof; that all provisions of the Subdivision Map Act and the Municipal Code applicable at the time of approval of the tentative map have been complied with, and the map is technically correct.

Dated this 8th day of February, 1994.

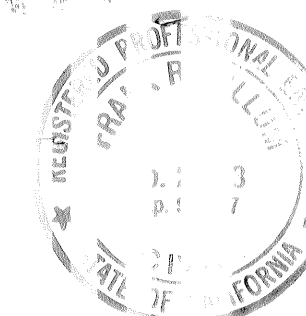
VAN W. SWITZER, CITY ENGINEER

By: Frank R. Gillum, DEPUTY

Frank R Gillum
 (PRINT NAME)

R.C.E. NO. 20263

EXPIRATION DATE: 9-30-97



RECORDER'S STATEMENT:

Filed this 10 day of February, 1994, at 10:30 o'clock A. M. in Book 46 of PARCEL MAPS, at Page 43, Stanislaus County Records, at the request of ART BORNSTEIN

Instrument No. 14224

Fee 9.00 Paid.

KAREN MATHEWS, County Recorder

By: Pat Seidel, Deputy.

Pat Seidel, Asst. Recorder
 Print Name

PARCEL MAP

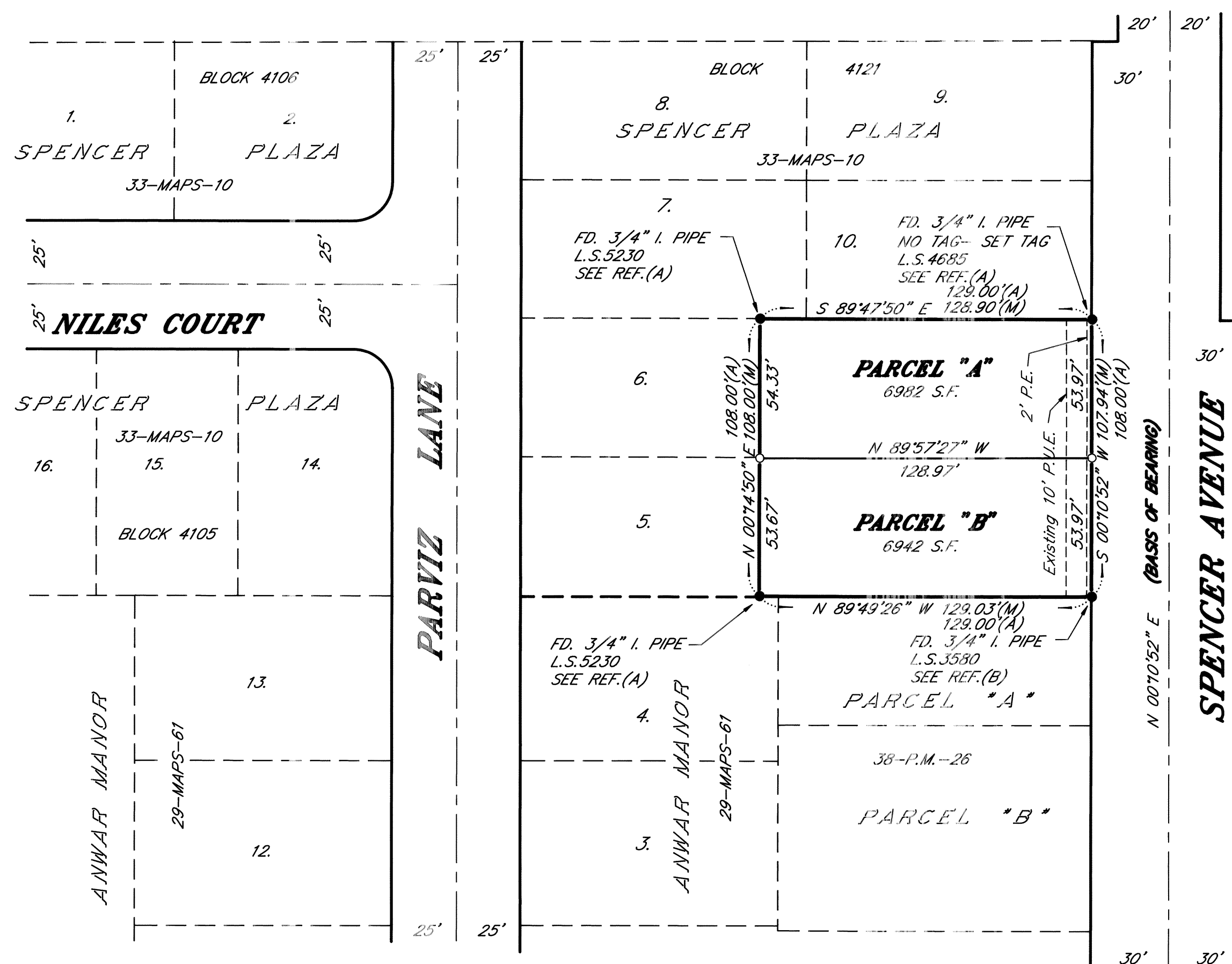
BEING A DIVISION OF LOT 11, AS SHOWN ON THE MAP OF SPENCER PLAZA AS FILED IN BOOK 33 OF MAPS, AT PAGE 10, STANISLAUS COUNTY RECORDS, AND LYING IN THE NORTHEAST QUARTER OF SECTION 31, T.3 S., R.9 E., M.D.B. & M.

CITY OF MODESTO, COUNTY OF STANISLAUS, CALIFORNIA

SCALE: 1"=40'

DECEMBER, 1993

MID-VALLEY ENGINEERING
900 "H" STREET-SUITE "G"
MODESTO, CALIFORNIA 95354



LEGEND:

- Set 3/4" Iron Pipe, with plastic plug in top stamped "L.S. 4685"
- Found monuments as noted.
- (A) Record as per Book 33 of MAPS, Page 10, Stanislaus County Records.
- (B) Record as per Book 38 of PARCEL MAPS Page 26, Stanislaus County Records.
- (C) Record as per Book 29 of MAPS, Page 61, Stanislaus County Records.
- (M) Measured on this survey.
- P.U.E. Public Utility Easement
- P.E. Planting Easement

BASIS OF BEARINGS:

The bearing of N00°10'52"E, along the West line of Spencer Avenue, as shown on the map filed in Book 33 of MAPS, Pg 10, Stanislaus County Records, was used for the basis of all bearings shown on this map.

RECORDER'S STATEMENT:

Filed this 10 day of Feb., 1994, at 10:52 o'clock A.M.
in Book 46 of PARCEL MAPS, at Page 43, Stanislaus County Records,
at the request of ART BORNSTEIN

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KAREN MATHEWS, County Recorder

By Pat Seidel Deputy.

Pat Seidel, Asst. Recorder
Print Name